

Minutes of February 24, 2025, Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 7:05 PM by Chairwoman Glynn via Zoom. The Executive Director complied with the Open Public Meetings Act and stated that adequate notice of this meeting was publicly advertised, and a notice of the date, time and place of this meeting was sent to the Bergen Record and Star Ledger newspapers and a copy was sent to the City Clerk and posted on the City's officially designated bulletin board.

Roll call:

Chairwoman Glynn	Present
Vice Chairwoman Cobb	Present
Commissioner Correa	Present
Commissioner Lemelle	Present
Commissioner Lee, Jr.	Present
Domingo Senande, Executive Director	Present
William Katchen, CPA	Present
Terrence Corriston, Esq.	Present

Minutes

A motion was made by Commissioner Lee and seconded by Vice Chairwoman Cobb to approve the minutes of the January 27, 2025, Board Meeting. The motion carried with all in favor.

Executive Director's Report

Vincent K. Tibbs Senior Building

- EHA is preparing to close on the \$15M loan with ConnectOne Bank in March. However, the HUD attorney assigned to this project was terminated as part of the mass firing of probationary federal employees. Therefore, the project will need to be re-assigned to a yet-to-be identified HUD attorney. EHA is therefore in limbo at this point.
- EHA is working with its furniture vendor on the furniture selection for our offices, 2 resident community rooms and 5 lobbies on the 2nd through 6th floor. A resolution will be presented for Board approval perhaps in March.
- EHA has begun the process of leasing the building. EHA anticipates that 60 apartments will be filled from the waiting list. EHA has reached out to approximately 200 applicants to date. EHA has approximately 20 residents lined up for occupancy thus far.
- The opening date remains unclear. Given the additional work that is required to bring the building to code (i.e. rewiring all 130 apartments, etc.), EHA anticipates its reopening in late summer.

- The Taub Foundation has given EHA \$5,000 to buy items for the outdoor space and community rooms. The money will go towards items that will help reduce the social isolation of our residents so we will be purchasing items such as games, community garden supplies, etc. EHA is working with Janet Sharma who helped secure the grant.

HCV Program

- EHA continues to lease up vouchers in anticipation of the reopening the Vincent K. Tibbs Senior Building. When Tibbs is reopened, EHA anticipates that 30 displaced residents with vouchers will return. EHA is therefore leasing 30 additional vouchers in order keep the program at its current level.

Other Properties

- All vacancies have been filled.

Public Comments

There was no one from the public present to provide public comment.

Resolutions

A motion was made by Commissioner Lee and seconded by Commissioner Lemelle to approve the adoption of the resolution authorizing a change order of \$15,394.24 for the contract for the Fire Pump/Fire Suppression System replacement at the Vincent K. Tibbs Senior Building with Fire Guard Sprinkler Corp. The motion carried with all in favor.

A motion was made by Chairwoman Glynn and seconded by Vice Chairwoman Cobb to approve the adoption of the resolution authorizing a change order credit of \$8,648.64 for the contract for Apartment Renovations at the Vincent K. Tibbs Senior Building with Javier Construction Corporation. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Lemelle to approve the adoption of the resolution authorizing a change order of \$629,156.20 (rewiring of apartments) for the contract for Apartment Renovations at the Vincent K. Tibbs Senior Building with Javier Constructions Corporation. The motion carried with all in favor.

A motion was made by Chairwoman Glynn and seconded by Commissioner Correa to approve the adoption of the resolution authorizing a change order of \$251,347.62 (new chase ways in each apartment) for the contract for Apartment Renovations at the Vincent K. Tibbs Senior Building with Javier Constructions Corporation. The motion carried with all in favor.

A motion was made by Commissioner Lee and seconded by Commissioner Lemelle to approve the adoption of the resolution authorizing a change order of \$46,962.12 (wheelchair kickplates on apartment doors) for the contract for Apartment Renovations

at the Vincent K. Tibbs Senior Building with Javier Constructions Corporation. The motion carried with all in favor.

A motion was made by Commissioner Lemelle and seconded by Commissioner Correa to approve the adoption of a reduction of \$70,000 in the amount of alternate #1 which was already approved for Javier Construction for Apartment Renovations at the Vincent K. Tibbs Senior Building. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Lemelle to approve the bills and claims for the month of February. The motion carried with all in favor.

Old/New Business

N/A

Adjournment

A motion was made by Vice Chairwoman Cobb and seconded by Chairwoman Glynn to adjourn the meeting at 7:53 PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande
Executive Director